



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2020 NON-COMPETITIVE 4% TCAC APPLICATION FOR LOW-INCOME HOUSING TAX CREDITS FEDERAL CREDIT WITH TAX-EXEMPT BONDS, INCLUDING STATE CREDITS (\$500M /Farmworker) (ATTACHMENT 40 FOR CDLAC-TCAC JOINT APPLICATION)

April 17, 2020 Version

II. APPLICATION - SECTION 1: TCAC APPLICANT STATEMENT AND CERTIFICATION

TCAC APPLICANT: Markham Plaza II, LP

PROJECT NAME: Markham Plaza II

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Check Only

The undersigned TCAC Applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$1,659,402 annual Federal Credits
 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

Election to sell ("certificate") state credits: No By selecting "Yes" or "No" in the box immediately before, I hereby make an election to sell ("certificate") or not sell all or any portion of the state credit, as allowed pursuant to Revenue and Taxation Code Sections 12206(o), 17058(q), and 23610.5(r). I further certify that the applicant is a non-profit entity, and that the state credit price will not be less than eighty (80) cents per dollar of credit. I acknowledge that if I elect to sell ("certificate") all or any portion of the state credit, I may, only once, revoke an election to sell at any time before CTCAC issues the Form(s) 3521A for the project.

I agree it is my responsibility to provide TCAC with the original complete application as well as such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I certify that the numbers describing project cost, development budget, financing amounts, operating subsidies, unit mix and targeting, and all related application documents are the same as those provided in applications submitted to CDLAC, CalHFA, and HCD, as applicable. I certify that any applications, revisions, or updates provided to TCAC, CDLAC, CalHFA, or HCD will be provided to all other of these state agencies providing financing, tax credits, or subsidies to the project.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: updated development timetable under regulation section 10326(j)(4), and the time the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I certify that I have read and understand the provisions of Sections 10322(a) through (h) related to application filing deadlines, forms, incomplete applications, and application changes.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit program.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that the Low-Income Housing Tax Credit program is not an entitlement program and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that an award of federal or state Tax Credits does not guarantee that the project will qualify for Tax Credits. Both federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal or State Tax Credits, I will be required to enter into a regulatory contract that will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief.

I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. The project will at least maintain the installed energy efficiency and sustainability features' quality when replacing systems and materials. When requesting a threshold basis increase for a prevailing wage requirement, if the project is subject to state prevailing wages, I certify that contractors and subcontractors will comply with California Labor Code Section 1725.5. When requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date.

In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior the project's rehabilitation completion.

I understand that any misrepresentation may result in cancellation of Tax Credit reservation, notification of the Inter Revenue Service and the Franchise Tax Board, and any other actions that TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22, issuance of fines pursuant to California Health and Safety Co Section 50199.10, and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetal set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this ____ day of _____, 20____ at
_____, California.

By _____
(Original Signature)

(Typed or printed name)

(Title)

Local Jurisdiction:	City of San Jose
City Manager:	Jacky Morales-Ferrand
Title:	City Manager
Mailing Address:	200 E. Santa Clara St., 12th Floor
City:	San Jose
Zip Code:	95113-1905

Phone Number:

408-535-3855

Ext.

FAX Number:

E-mail:

jacky.morales-ferrand@sanjoseca.gov

* For City Manager, please refer to the following the website below:

<http://www.treasurer.ca.gov/ctcac/2018/lra/contact.pdf>

II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Joint Application? **CDLAC-TCAC Joint Application (submitting concurrently)**

Prior application was submitted but not selected?	No
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If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? **Yes**

If re-applying and returning credit, enter the current application number TCAC # CA - -

Is this project a Re-syndication of a current TCAC project? **Yes**

If a Resyndication Project, complete the **Resyndication Projects** section below.

B. Project Information

Project Name: Markham Plaza II

Site Address: 2010 Monterey Rd.

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: San Jose County: Santa Clara

Zip Code: 95112 Census Tract: 5031.22

Assessor's Parcel Number(s): 477-23-041

Project is located in a DDA:	No	*Federal Congressional District:	19
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Project is located in a Qualified Census Tract: **Yes** *State Assembly District: **27**

Project is a Scattered Site Project:	No	*State Senate District:	15
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Project is Rural as defined by TCAC Regulation Section 10302	No
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*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map> <http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested

Federal	\$1,659,402
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State	State Farmworker Credit?	No
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D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection

Non-Targeted	If Special Needs housing, enter number of Special Needs ur
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(Note: Housing Type is used to establish operating expense minimums under regulation section 10327(g)(1))

F. Geographic Area (Reg. Section 10315(i))

Please select the project's geographic area:

South and West Bay Region: San Mateo and Santa Clara Counties

II. APPLICATION - SECTION 3: APPLICANT INFORMATION

A. Identify TCAC Applicant

Applicant is the current owner and will retain ownership: N/A
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: N/A
 Applicant is the project developer and will be part of the final ownership entity for the project: Yes
 Applicant is the project developer and will not be part of the final ownership entity for the project: N/A

B. TCAC Applicant Contact Information

Applicant Name: Markham Plaza II, LP
 Street Address: 470 S Market St.
 City: San Jose State: CA Zip Code: 95113
 Contact Person: Chris Neale
 Phone: 408-292-7841 Ext.: 16 Fax:
 Email: chris@thecorecompanies.com

C. Legal Status of Applicant:

Limited Partnership Parent Company: CORE Affordable Housing LLC
 If Other, Specify:

D. General Partner(s) Information (post-closing GPs):

D(1) General Partner Name: CORE Markham II, LLC Administrative
 Street Address: 470 S Market St. OWNERSHIP
 City: San Jose State: CA Zip Code: 95113 INTEREST (%):
 Contact Person: Chris Neale 0.005
 Phone: 408-292-7841 Ext.: 16 Fax:
 Email: chris@thecorecompanies.com
 Nonprofit/For Profit: For Profit Parent Company: CORE Affordable Housing LLC

D(2) General Partner Name*: EAH Markham II, LLC Managing GP
 Street Address: 22 Pelican Way OWNERSHIP
 City: San Rafael State: CA Zip Code: 94901 INTEREST (%):
 Contact Person: Welton Jordan 0.005
 Phone: 415-295-8876 Ext.: Fax:
 Email: welton.jordan@eahhousing.org
 Nonprofit/For Profit: Nonprofit Parent Company: EAH, Inc.

D(3) General Partner Name: (select one)
 Street Address: OWNERSHIP
 City: State: Zip Code: INTEREST (%):
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

E. General Partner(s) or Principal Owner(s) Type Joint Venture

"If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient

F. Status of Ownership Entity

currently exists If to be formed, enter date:

**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name:	CORE Affordable Housing LLC		
Street Address:	470 S Market St.		
City:	San Jose	State: CA	Zip Code: 95113
Contact Person:	Chris Neale		
Phone:	408-292-7841	Ext.: 16	Fax:
Email:	chris@thecorecompanies.com		
Participatory Role:	General Partner		

(e.g., General Partner, Consultant, etc.)

II. APPLICATION - SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer: CORE Affordable Housing LLC
 Address: 470 S Market St.
 City, State, Zip: San Jose, CA 95113
 Contact Person: Chris Neale
 Phone: 408-292-7841 Ext.: 16
 Fax:
 Email: chris@thecorecompanies.com

Architect: Weir Andrewson Associates, Inc.
 Address: 990 A St., Suite K
 City, State, Zip: San Rafael, CA 94901
 Contact Person: Erick Moreau
 Phone: 415-485-9797 Ext.:
 Fax:
 Email: erick@waassoc.com

Attorney: Cox Castle & Nicholson, LLP
 Address: 50 California St., #3200
 City, State, Zip: San Francisco, CA 94111
 Contact Person: Steve Ryan
 Phone: 415-262-5150 Ext.:
 Fax:
 Email: sryan@coxcastle.com

General Contractor: CORE Builders
 Address: 470 S Market St.
 City, State, Zip: San Jose, CA 95113
 Contact Person: Chris Neale
 Phone: 408-292-7841 Ext.: 16
 Fax:
 Email: chris@thecorecompanies.com

Tax Professional: Novogradac & Co
 Address: 1160 Battery St., East Bldg. 4th F
 City, State, Zip: San Francisco, CA 94111
 Contact Person: Jeff Nishita
 Phone: 415-356-8081 Ext.:
 Fax:
 Email: jeff.nishita@novoco.com

Energy Consultant: Peralta Energy
 Address: 4180 Emerald St.
 City, State, Zip: Oakland, CA 94609
 Contact Person: Ben Thompson
 Phone: 510-459-0827 Ext.:
 Fax:
 Email: ben@peraltaenergy.com

CPA: Novogradac & Co
 Address: 1160 Battery St., East Bldg. 4th F
 City, State, Zip: San Francisco, CA 94111
 Contact Person: Jeff Nishita
 Phone: 415-356-8081 Ext.:
 Fax:
 Email: jeff.nishita@novoco.com

Investor: Enterprise Housing Credit Investr
 Address: 11000 Broken Land Pkwy #700
 City, State, Zip: Columbia, MD 21044
 Contact Person: Philip Porter
 Phone: 410-772-2594 Ext.:
 Fax:
 Email: pporter@enterprisecommunity.co

Consultant: Veloce Partners Inc.
 Address: 10 Hampshire Court
 City, State, Zip: Ladera Ranch, CA 92694
 Contact Person: David Nahas
 Phone: 949-510-6552 Ext.:
 Fax:
 Email: dnahas@velocepartners.com

Market Analyst: Novogradac & Co
 Address: 6700 Antioch Rd., Suite 450
 City, State, Zip: Merriam, KS 66204
 Contact Person: Rebecca Arthur
 Phone: 913-312-4615 Ext.:
 Fax:
 Email: rebecca.arthur@novoco.com

Appraiser: James G. Palmer Appraisals, Inc
 Address: 1285 W. Shaw, Suite 108
 City, State, Zip: Fresno, CA 93711
 Contact Person: Gregg J. Palmer
 Phone: 559-226-5020 Ext.:
 Fax:
 Email: gregg@jgpinc.com

CNA Consultant: Integrated Property Analysis, Inc.
 Address: 550 W. Vista Way, Suite 212
 City, State, Zip: Vista, CA 92083
 Contact Person: Mike Atallah
 Phone: 949-756-8282 Ext.:
 Fax:
 Email: callipa@msn.com

Bond Issuer: City of San
Address: 200 E. Santa Clara St., 12th Fl
City, State, Zip: San Jose, CA 95113
Contact Person: Gay Oliveros
Phone: 408-535-8232 Ext.:
Fax:
Email: gay.oliveros@sanjoseca.gov

Prop. Mgmt. Co.: EAH, Inc.
Address: 22 Pelican Way
City, State, Zip: San Rafael, CA 94901
Contact Person: Teresa Barker
Phone: 415-730-2991 Ext.:
Fax:
Email: teresa.barker@eahhousing.org

2nd Prop. Mgmt. Co. NA
Address:
City, State, Zip:
Contact Person:
Phone: Ext.:
Fax:
Email:

II. APPLICATION - SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>N/A</u>	If yes, will demolition of an existing structure be involved?	<u>N/A</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</u>
Acquisition & Rehabilitation	<u>Yes</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? Yes

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Acquisition basis is established using: Appraisal

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? Yes

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	<u>16</u>	No. of Existing Buildings	<u>1</u>
No. of Occupied Buildings	<u>1</u>	No. of Existing Units	<u>152</u>
No. of Stories	<u>4</u>		
Current Use:	<u>Existing affordable apartment community</u>		

Resyndication Projects

Current/original TCAC ID: TCAC # CA - 2002 - 14 TCAC # CA - -

First year of credit: 2004

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Agreement with TCAC? No

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements.

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller:	<u>Tully Gardens Phase II, L.P.</u>	Signatory of Seller:	<u> </u>
Seller Principal:	<u>Chris Neale</u>	Seller Principal:	<u>Andrea Urton</u>
Title:	<u>Core Development Inc. - VP</u>	Title:	<u>HomeFirst Services - Ct</u>
Seller Address:	<u>70 S. Market St., San Jose, CA 95111</u>		
Date of Purchase Contract or Option:	<u>2/12/2020</u>	Purchased from Affiliate:	<u>Yes</u>
Expiration Date of Option:	<u>3/31/2021</u>	If yes, broker fee amount to affiliate?	<u> </u>
Purchase Price:	<u>\$27,000,000</u>	Expected escrow closing date:	<u>10/15/20</u>
Phone:	<u>408-292-7841 x16</u>	Ext.:	<u> </u>
Holding Costs per Month:	<u> </u>	Historical Property/Site:	<u>No</u>
Real Estate Tax Rate:	<u>1.27%</u>	Total Projected Holding Costs:	<u> </u>
Amount of SOFT perm financing covering the excess purchase price over appraised va	<u> </u>	Purchase price over appraisal	<u> </u>

D. Project, Land, Building and Unit Information

Project Type: Other (Specify below)

Two or More Story With an Elevator:	<u>Yes</u>	if yes, enter number of stories:	<u>4</u>
Two or More Story Without an Elevator	<u>N/A</u>	if yes, enter number of stories:	<u> </u>
One or More Levels of Subterranean Park	<u>N/A</u>		
Other:	<u>Existing Multifamily building - 4 stories</u>		

E. **Land** x Feet or 1.78 Acres 77,536 Square Feet **Density:** 85.39
 If irregular, specify measurements in feet, acres, and square feet:

F. **Building Information**

Total Number of Buildings: 1 Residential Buildings: 1
 Community Buildings: Commercial/ Retail Space: N/A

If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units?

No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))?

N/A

G. **Project Unit Number and Square Footage**

Total number of units:	152
Total number of non-Tax Credit Units (i.e. market rate units) (excluding managers' units):	
Total number of units (excluding managers' units):	151
Total number of Low Income Units:	151
Ratio of Low Income Units to total units (excluding managers' units):	100.00%
Total square footage of all residential units (excluding managers' units):	41,319
Total square footage of Low Income Units:	41,319
Ratio of low-income residential to total residential square footage (excluding managers' units):	100.00%
Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100.00%
Total interior amenity space square footage (TCAC Regulation Section 10325(g)(1)):	4,300
Total commercial/ retail space square footage:	
Total common area square footage (including managers' units):	18,825
Total parking structure square footage (excludes car-ports and "tuck under" parking):	
*Total square footage of all project structures (excluding commercial/retail):	64,444

*equals: "total square footage of all residential units" + "total interior amenity space square footage" + "total common area square footage" + "total parking structure square footage")

Total Project Cost per Unit

\$325,320

Total Residential Project Cost per Unit

\$325,320

Total Eligible Basis per Unit

\$300,737

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	50
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Family Reunification	N/A
Other:	N/A
Units with tenants qualifying as two or more of the above (explain):	
For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

II. APPLICATION - SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA	n/a		
NEPA	n/a		
Toxic Report	n/a		
Soils Report	n/a		
Coastal Commission Approval	n/a		
Article 34 of State Constitution	n/a		
Site Plan	n/a		
Conditional Use Permit Approved or Required	n/a		
Variance Approved or Required	n/a		
Other Discretionary Reviews and Approvals	n/a		

	Project and Site Information	
Current Land Use Designation	A (PD) Planned Development	
Current Zoning and Maximum Density	A (PD) Planned Development	
Proposed Zoning and Maximum Density	A (PD) Planned Development	
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No	(if yes, explain here)
Building Height Requirements	4 stories	
Required Parking Ratio	175 spaces (existing)	

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	2	/	2019
	Site Acquired	10	/	2020
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	N/A	/	
	Grading Permit	N/A	/	
	Building Permit	10	/	2020
CONSTRUCTION FINANCING	Loan Application	N/A	/	
	Enforceable Commitment	3	/	2020
	Closing and Disbursement	N/A	/	
PERMANENT FINANCING	Loan Application	N/A	/	
	Enforceable Commitment	3	/	2020
	Closing and Disbursement	N/A	/	
OTHER LOANS AND GRANTS	Type and Source: <u>City of San Jose</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	10	/	2020
	Type and Source: <u>Seller Financing</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	10	/	2020
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	10	/	2020
	Construction Start	10	/	2020
	Construction Completion	10	/	2021
	Placed In Service	1	/	2021
	Occupancy of All Low-Income Units	12	/	2021

III. PROJECT FINANCING - SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Fixed/Variable	Amount of Funds
1) US Bank	24	4.750%	Variable	\$19,000,000
2) City of San Jose	660	2.150%	Fixed	\$5,324,505
3) Seller Carryback - Net Equity (Tax-Ex)	540	2.150%	Fixed	\$6,000,000
4) Seller Carryback - Net Equity (Taxable)	660	3.250%	Fixed	\$13,818,967
5) Seller Carryback - Existing	660	2.150%	Fixed	\$1,668,521
6) Existing Reserves - xfer from Seller			N/A	\$806,993
7) LP Equity			N/A	\$1,542,949
8) Deferred Costs & Fees			N/A	\$1,286,745
9)			(select)	
10)			(select)	
11)			(select)	
12)			(select)	
Total Funds For Construction:				\$49,448,680

1) Lender/Source US Bank
 Street Address 621 Capitol Mall, Suite 800
 City: Sacramento, CA 95814
 Contact Name Lisa Gutierrez
 Phone Number 916-498-3457 Ext.:
 Type of Financing Tax Exempt Bond direct purchas
 Variable Rate Index (if applicable): LIBOR
 Is the Lender/Source Committed? Yes

2) Lender/Source City of San Jose
 Street Address 200 E. Santa Clara St.
 City: San Jose, CA 95113
 Contact Name Gay Oliveros
 Phone Number 408-535-8232 Ext.:
 Type of Financing City loan assumption (HOME)
 Variable Rate Index (if applicable):
 Is the Lender/Source Committed? Yes

3) Lender/Source Seller Carryback - Net Equity (Tax-E
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Seller Carryback - Tax Exempt
 Is the Lender/Source Committed? Yes

4) Lender/Source Seller Carryback - Net Equity (Taxab
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Seller Carryback - Taxable
 Is the Lender/Source Committed? Yes

5) Lender/Source Seller Carryback - Existing
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Seller Carryback - Assumed Deb
 Is the Lender/Source Committed? Yes

6) Lender/Source Existing Reserves - xfer from Seller
 Street Address
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing cash transfer at acquisition
 Is the Lender/Source Committed? Yes

7) Lender/Source LP Equity

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing LIHTC equity investor - TBD
 Is the Lender/Source Committed? No

9) Lender/Source

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

11) Lender/Source

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

8) Lender/Source Deferred Costs & Fees

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing project costs paid at perm phase
 Is the Lender/Source Committed? Yes

10) Lender/Source

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

12) Lender/Source

Street Address
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

III. PROJECT FINANCING - SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pymt.	Annual Debt Service	Amount of Funds
1) County of Santa Clara	360		Residual		\$5,900,000
2) City of San Jose	660	2.150%	Residual		\$5,324,505
3) Seller Carryback - Net Equity (Tax-Ex)	540	2.150%	Residual		\$6,000,000
4) Seller Carryback - Net Equity (Taxable)	660	3.250%	Residual		\$13,818,967
5) Seller Carryback - Existing	660	2.150%	Residual		\$1,668,521
6) Existing Reserves - xfer from Seller					\$806,993
7) CORE Affordable Housing					\$200
8) CORE Affordable Housing					\$500,000
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$34,019,186
Total Tax Credit Equity:					\$15,429,494
Total Sources of Project Funds:					\$49,448,680

1) Lender/Source County of Santa Clara
 Street Address 3180 Newberry Dr., Suite 150
 City: San Jose, CA 95118
 Contact Name Consuelo Hernandez
 Phone Number 408-793-0556 Ext.:
 Type of Financing County of Santa Clara - Prop A
 Is the Lender/Source Committed? Yes

2) Lender/Source City of San Jose
 Street Address 200 E. Santa Clara St.
 City: San Jose, CA 95113
 Contact Name Gay Oliveros
 Phone Number 408-535-8232 Ext.:
 Type of Financing City loan assumption (HOME)
 Is the Lender/Source Committed? Yes

3) Lender/Source Seller Carryback - Net Equity (Tax-Ex)
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Seller Carryback - Tax Exempt
 Is the Lender/Source Committed? Yes

4) Lender/Source Seller Carryback - Net Equity (Taxable)
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Seller Carryback - Taxable
 Is the Lender/Source Committed? Yes

5) Lender/Source Seller Carryback - Existing
 Street Address 470 S Market St.
 City: San Jose, CA 95113
 Contact Name Chris Neale
 Phone Number 408-292-7841 Ext.:
 Type of Financing Seller Carryback - Assumed Debt
 Is the Lender/Source Committed? Yes

6) Lender/Source Existing Reserves - xfer from Seller
 Street Address
 City:
 Contact Name
 Phone Number Ext.:
 Type of Financing cash transfer at acquisition
 Is the Lender/Source Committed? Yes

7) Lender/Source CORE Affordable Housing
 Street Address 470 S. Market St.
 City: San Jose, CA 95113
 Contact Name: Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing GP Equity (from developer fee)
 Is the Lender/Source Committed? Yes

8) Lender/Source CORE Affordable Housing
 Street Address 470 S. Market St.
 City: San Jose, CA 95113
 Contact Name: Chris Neale
 Phone Number 408-292-7841 Ext.: 16
 Type of Financing Deferred Developer Fee
 Is the Lender/Source Committed? Yes

9) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

10) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

11) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

12) Lender/Source
 Street Address
 City:
 Contact Name:
 Phone Number Ext.:
 Type of Financing
 Is the Lender/Source Committed? No

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): Yes
 CDLAC Allocation? No
 Date application was submitted to CDLAC (Reg. Section 10326(h)): 5/15/2020
 Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1)): 8/19/2020
 Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): 10/15/2020
 Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)): 53.99%
 Name of Bond Issuer (Reg. Section 10326(e)(1)): City of San Jose 200 E. Santa Clara St., 12th

Will project have Credit Enhancement? No
 If Yes, identify the entity providing the Credit Enhancement
 Contact Person:
 Phone: Ext.:
 What type of enhancement is being provided? (select one)
 (specify here)

III. PROJECT FINANCING - SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Area Median Income	(h) % of Actual AMI
SRO/Studio	30	\$660	\$19,800	\$39	\$699	30%	25.3%
SRO/Studio	45	\$660	\$29,700	\$39	\$699	30%	25.3%
SRO/Studio	20	\$660	\$13,200	\$39	\$699	35%	25.3%
SRO/Studio	54	\$660	\$35,640	\$39	\$699	35%	25.3%
2 Bedrooms	1	\$809	\$809	\$71	\$880	30%	24.8%
2 Bedrooms	1	\$809	\$809	\$71	\$880	35%	24.8%
Total # Units:	151	Total:	\$99,958		Average:	32.5%	

Is this a resyndication project using hold harmless rent limits in the above table?

N/A

These rents cannot exceed the federal set-aside current tax credit rent limits.

See TCAC Regulation Section 10327(g)(8).

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units.

Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
Total # Units:	1	Total:	

No

Project with desk or security staff in lieu of on-site manager unit(s)
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	

Aggregate Monthly Rents For All Units:	\$99,958
Aggregate Annual Rents For All Units:	\$1,199,496

D. Rental Subsidy Income/Operating Subsidy
 Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	20
Length of Contract (years):	20
Expiration Date of Contract:	
Total Projected Annual Rental Subsidy:	\$271,440

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$24,162
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$24,162
Total Annual Potential Gross Income:	\$1,495,098

F. Monthly Resident Utility Allowance by Unit Size

(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:	\$12		\$21			
Water Heating:						
Cooking:	\$7		\$11			
Lighting:						
Electricity:	\$20		\$39			
Water:*						
Other:						
Total:	\$39		\$71			

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Housing Authority of the County of Santa Clara (10.1.19 Schedule)

See Regulation Section 10322(h)(21) for type of projects that are allowed to use CUAC.

G. Annual Residential Operating Expenses

Administrative

Advertising:	\$850
Legal:	\$9,900
Accounting/Audit:	\$29,556
Security:	\$177,328
Other: G&A	\$46,898
Total Administrative:	\$264,532

Management

Total Management:	\$100,946
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Utilities

Fuel:	
Gas:	\$19,668
Electricity:	\$20,873
Water/Sewer:	\$123,156
Total Utilities:	\$163,697

**Payroll /
Payroll Taxes**

On-site Manager:	\$149,343
Maintenance Personnel:	\$125,000
Other: (specify here)	
Total Payroll / Payroll Taxes:	\$274,343
Total Insurance:	\$48,924

Maintenance

Painting:	
Repairs:	\$105,073
Trash Removal:	\$26,280
Exterminating:	
Grounds:	
Elevator:	
Other: (specify here)	
Total Maintenance:	\$131,353

Other Operating Expenses

Other: Business License	\$13,548
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
Other: (specify here)	
Total Other Expenses:	\$13,548

Total Expenses

Total Annual Residential Operating Expenses:	\$997,343
Total Number of Units in the Project:	152
Total Annual Operating Expenses Per Unit:	\$6,561
Total 3-Month Operating Reserve:	\$296,343
Total Annual Transit Pass / Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$131,636
Total Annual Reserve for Replacement:	\$53,200
Total Annual Real Estate Taxes:	\$3,192
Other: County Monitoring Fee	\$15,100
Other: City Monitoring Fee	\$43,030

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion and commercial income should not support the residential portion (Sections 10322(h)(15), (23); 10327(g)(7)).

III. PROJECT FINANCING - SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$25,000,000
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		Yes	\$5,324,505
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MIP		N/A	
MHSA		N/A	
MHP		N/A	
National Housing Trust Fund (HTF)		N/A	
Qualified Opportunity Zone Investment		N/A	
FHA Risk Sharing loan?	No	N/A	
State:		N/A	
Local:	County of Santa Clara	Yes	\$5,900,000
Other:	Seller Equity Carryback (taxable portion)	Yes	\$13,818,967
Other:	Assumed Seller Debt	Yes	\$1,668,521

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	3/30/2020	Approval Date:	
Source:	S8 PBVASH	Source:	
If Section 8:	Project-based vouchers (PBVs)	If Section 8:	(select one)
Percentage:	13%	Percentage:	
Units Subsidized:	20	Units Subsidized:	
Amount Per Year:	\$271,440	Amount Per Year:	
Total Subsidy:	\$5,428,800	Total Subsidy:	
Term:	20	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy)	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING - SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$319,811	149	\$47,651,839
1 Bedroom	\$368,739		
2 Bedrooms	\$444,800	3	\$1,334,400
3 Bedrooms	\$569,344		
4+ Bedrooms	\$634,285		
TOTAL UNITS:		152	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$48,986,239
		Yes/No	
(a) Plus (+) 20% basis adjustment - Prevailing Wages Adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): Section 8 vouchers require Davis Bacon wage rate		<input checked="" type="checkbox"/> Yes	\$9,797,248
Plus (+) 5% basis adjustment For projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		<input type="checkbox"/> No	
(b) Plus (+) 7% basis adjustment - Parking (New Construction) For new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		<input type="checkbox"/> No	
(c) Plus (+) 2% basis adjustment - Daycare For projects where a day care center is part of the development.		<input type="checkbox"/> No	
(d) Plus (+) 2% basis adjustment - 100% Special Needs For projects where 100 percent of the Low-Income Units are for Special Needs populations.		<input type="checkbox"/> No	
(e) Plus (+) up to 10% basis adjustment - ITEM (e) Features For projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the energy efficiency/resource conservation/indoor air quality items		<input type="checkbox"/> No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment - Seismic upgrading / Environmental For projects requiring seismic upgrading of existing structures, and/or on-site toxic or other environmental mitigation as certified by the project architect or seismic engineer. If Yes, select type: <input type="text" value="N/A"/>		<input type="checkbox"/> No	

(g)	Plus (+) Local Development Impact Fees Local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.	<input type="checkbox"/> No	
(h)	Plus (+) 10% basis adjustment - Elevator For projects wherein at least 95% of the project's upper floor units are serviced by an elevator.	<input type="checkbox"/> Yes	\$4,898,624
(i)	Plus (+) 10% basis adjustment - High Opportunity Area For a project that is: (i) in a county that has an unadjusted 9% threshold basis limit for a 2-bedroom unit equal to or less than \$400,000; AND (ii) located in a census tract designated on the TCAC/HCD Opportunity Area Map as Highest or High Resource.	<input type="checkbox"/> No	
(j)	Plus (+) 1% basis adjustment - 50%AMI to 36%AMI Units For each 1% of project's Low-Income and Market Rate Units restricted between 36% and 50% of AMI. Rental Units: <input type="text" value="151"/> Total Rental Units @ 50% to 36% of AMI: <input type="text"/>	<input type="checkbox"/> No	
(k)	Plus (+) 2% basis adjustment - At or below 35%AMI Units. For each 1% of project's Low-Income and Market Rate Units restricted at or below 35% of AMI. Rental Units: <input type="text" value="151"/> Total Rental Units @ 35% of AMI or Below: <input type="text" value="151"/>	<input type="checkbox"/> Yes	\$97,972,478
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$161,654,589

ITEM (e) Features

**REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION.
THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.**

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual tenant electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (2) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. A project not availing itself of the 90% roof area exception may also receive an increase under paragraph (1) only if the renewable generation used to calculate each basis increase does not overlap. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be more energy efficient than 2019 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6) by at least 5, EDR points for energy efficiency alone (not counting solar); except that if the local department has determined that building permit applications submitted on or before December 31, 2019 are complete, then newly constructed project buildings shall be 15% or more energy efficiency than the 2016 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigate only with reclaimed water, greywater, or rainwater (excluding water used for community gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit, whichever is less. Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all interior floor space other than units (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 2%.
- N/A** 9 For new construction projects only, meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)County of Santa Clara	2)City of San Jose	3)Seller Carryback - Net Equity (Tax-Ex)	4)Seller Carryback - Net Equity (Taxable)	5)Seller Carryback - Existing	6)Existing Reserves - xfer from Seller	7)CORE Affordable Housing	8)CORE Affordable Housing	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LAND COST/ACQUISITION																			
Land Cost or Value	\$335,000	\$335,000						\$335,000									\$335,000		
Demolition																			
Legal	\$260,000	\$260,000								\$260,000							\$260,000		
Land Lease Rent Prepayment																			
Total Land Cost or Value	\$595,000	\$595,000						\$335,000		\$260,000							\$595,000		
Existing Improvements Value	\$26,665,000	\$26,665,000		\$188,007		\$5,324,505	\$6,000,000	\$13,483,967	\$1,668,521								\$26,665,000		\$26,665,000
Off-Site Improvements																			
Total Acquisition Cost	\$26,665,000	\$26,665,000		\$188,007		\$5,324,505	\$6,000,000	\$13,483,967	\$1,668,521								\$26,665,000		\$26,665,000
Total Land Cost / Acquisition Cost	\$27,260,000	\$27,260,000		\$188,007		\$5,324,505	\$6,000,000	\$13,818,967	\$1,668,521	\$260,000							\$27,260,000		
Predevelopment Interest/Holding Cost	\$41,000	\$41,000								\$41,000							\$41,000		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Excess Purchase Price Over Appraisal																			
REHABILITATION																			
Site Work	\$946,178	\$946,178		\$946,178													\$946,178	\$946,178	
Structures	\$8,286,608	\$8,286,608		\$2,386,608	\$5,900,000												\$8,286,608	\$8,286,608	
General Requirements	\$707,299	\$707,299		\$707,299													\$707,299	\$707,299	
Contractor Overhead	\$265,237	\$265,237		\$265,237													\$265,237	\$265,237	
Contractor Profit	\$265,237	\$265,237		\$265,237													\$265,237	\$265,237	
Prevailing Wages																			
General Liability Insurance	\$44,206	\$44,206		\$44,206													\$44,206	\$44,206	
Other: Payment & Performance Bonds	\$110,686	\$110,686		\$110,686													\$110,686	\$110,686	
Total Rehabilitation Costs	\$10,625,451	\$10,625,451		\$4,725,451	\$5,900,000												\$10,625,451	\$10,625,451	
Total Relocation Expenses	\$1,850,000	\$1,850,000		\$1,850,000													\$1,850,000	\$1,850,000	
NEW CONSTRUCTION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total New Construction Costs																			
ARCHITECTURAL FEES																			
Design	\$285,000	\$285,000		\$285,000													\$285,000	\$285,000	
Supervision	\$90,000	\$90,000		\$90,000													\$90,000	\$90,000	
Total Architectural Costs	\$375,000	\$375,000		\$375,000													\$375,000	\$375,000	
Total Survey & Engineering	\$234,500	\$234,500		\$234,500													\$234,500	\$234,500	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$789,240	\$789,240		\$789,240													\$789,240	\$556,585	
Origination Fee	\$95,000	\$95,000		\$95,000													\$95,000	\$95,000	
Credit Enhancement/Application Fee	\$30,000	\$30,000		\$30,000													\$30,000	\$30,000	
Bond Premium																			
Cost of Issuance	\$443,602	\$443,602		\$137,409						\$305,993	\$200						\$443,602	\$219,371	
Title & Recording	\$55,000	\$55,000		\$55,000													\$55,000	\$55,000	
Taxes																			
Insurance	\$125,000	\$125,000		\$125,000													\$125,000	\$125,000	
Other: Lender Inspections	\$34,800	\$34,800		\$34,800													\$34,800	\$34,800	
Other: (Specify)																			
Total Construction Interest & Fees	\$1,572,642	\$1,572,642		\$1,266,449						\$305,993	\$200						\$1,572,642	\$1,115,756	
PERMANENT FINANCING																			
Loan Origination Fee	\$75,000	\$75,000		\$75,000													\$75,000		
Credit Enhancement/Application Fee																			
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000		
Taxes																			
Insurance																			
Other: (Specify)																			
Other: (Specify)																			
Total Permanent Financing Costs	\$95,000	\$95,000		\$95,000													\$95,000		
Subtotals Forward	\$42,053,593	\$42,053,593		\$8,734,407	\$5,900,000	\$5,324,505	\$6,000,000	\$13,818,967	\$1,668,521	\$606,993	\$200						\$42,053,593	\$14,200,707	\$26,665,000
LEGAL FEES																			
Lender Legal Paid by Applicant	\$100,000	\$100,000		\$100,000													\$100,000	\$50,000	
Other: Real Estate/Loans	\$100,000	\$100,000		\$100,000													\$100,000	\$20,000	
Total Attorney Costs	\$200,000	\$200,000		\$200,000													\$200,000	\$70,000	

IV. SOURCES AND USES BUDGET - SECTION 1: SOURCES AND USES BUDGET					Permanent Sources														
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)County of Santa Clara	2)City of San Jose	3)Seller Carryback - Net Equity (Tax-Ex)	4)Seller Carryback - Net Equity (Taxable)	5)Seller Carryback - Existing	6)Existing Reserves - xfer from Seller	7)CORE Affordable Housing	8)CORE Affordable Housing	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
RESERVES																			
Rent Reserves	\$852,680	\$852,680		\$652,680						\$200,000							\$852,680		
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$296,343	\$296,343		\$296,343													\$296,343		
Other: Social Service Reserve	\$188,000	\$188,000		\$188,000													\$188,000		
Total Reserve Costs	\$1,337,023	\$1,337,023		\$1,137,023						\$200,000							\$1,337,023		
CONTINGENCY COSTS																			
Construction Hard Cost Contingency	\$1,143,537	\$1,143,537		\$1,143,537													\$1,143,537	\$1,143,537	
Soft Cost Contingency	\$300,000	\$300,000		\$300,000													\$300,000	\$150,000	
Total Contingency Costs	\$1,443,537	\$1,443,537		\$1,443,537													\$1,443,537	\$1,293,537	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$84,761	\$84,761		\$84,761													\$84,761		
Environmental Audit	\$3,625	\$3,625		\$3,625													\$3,625	\$3,625	
Local Development Impact Fees																			
Permit Processing Fees	\$334,523	\$334,523		\$334,523													\$334,523	\$334,523	
Capital Fees																			
Marketing	\$30,000	\$30,000		\$30,000													\$30,000		
Furnishings	\$90,000	\$90,000		\$90,000													\$90,000	\$90,000	
Market Study	\$10,000	\$10,000		\$10,000													\$10,000	\$10,000	
Accounting/Reimbursables	\$35,000	\$35,000		\$35,000													\$35,000	\$35,000	
Appraisal Costs	\$9,625	\$9,625		\$9,625													\$9,625	\$9,625	
Other: Purchased Reserves	\$806,993	\$806,993		\$806,993													\$806,993		
Other: Organizational Costs	\$10,000	\$10,000		\$10,000													\$10,000		
Other: (Specify)																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$1,414,527	\$1,414,527		\$1,414,527													\$1,414,527	\$482,773	
SUBTOTAL PROJECT COST	\$46,448,680	\$46,448,680		\$12,929,494	\$5,900,000	\$5,324,505	\$6,000,000	\$13,818,967	\$1,668,521	\$806,993	\$200						\$46,448,680	\$16,047,017	\$26,665,000
DEVELOPER COSTS																			
Developer Overhead/Profit	\$3,000,000	\$3,000,000		\$2,500,000								\$500,000					\$3,000,000	\$2,300,000	\$700,000
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$3,000,000	\$3,000,000		\$2,500,000								\$500,000					\$3,000,000	\$2,300,000	\$700,000
TOTAL PROJECT COSTS	\$49,448,680	\$49,448,680		\$15,429,494	\$5,900,000	\$5,324,505	\$6,000,000	\$13,818,967	\$1,668,521	\$806,993	\$200	\$500,000					\$49,448,680	\$18,347,017	\$27,365,000
Note: Syndication Costs shall NOT be included as a project cost.																	Bridge Loan Expense During Construction:		
Calculate Maximum Developer Fee using the eligible basis subtotals.																	Total Eligible Basis:		
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					15,429,494	5,900,000	5,324,505	6,000,000	13,818,967	1,668,521	806,993	200	500,000					\$18,347,017	\$27,365,000

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

Required: evidence of land value (see Tab 1). Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land). Except for non-competitive projects with donated land, TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance.

Note: The conditional formatting embedded in this Sources and Uses Budget workbook tests only for mathematical errors, i.e. whether sum total of Sources (Column R) matches Total Project Cost (Column B) and whether each source listed in the Sources and Uses Budget workbook (Row 105) matches that of Permanent Financing in the Application workbook (Row 108). The conditional formatting does NOT test for any regulatory threshold or feasibility requirements. Applicants are advised to conduct their own due diligence and not rely upon the conditional formatting in this workbook.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)	
Organizational Fee	
Bridge Loan Fees/Exp.	
Legal Fees	
Consultant Fees	
Accountant Fees	
Tax Opinion	
Other	

CERTIFICATION BY OWNER:
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner	
Printed Name of Signatory	
Title of Signatory	

CERTIFICATION OF CPA/TAX PROFESSIONAL:
As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional	
Date	

V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

V. BASIS AND CREDITS : 4% FEDERAL AND STATE CREDIT

A. Determination of Eligible and Qualified Basis

Projects w/ building(s) located in DDA/QCT areas & Non-DDA/Non-QCT areas, bifurcate accordingly.

	30% PVC for New Const/ Rehabilitation DDA/QCT Building(s)	30% PVC for New Const/ Rehabilitation NON-DDA/ NON-QCT Building(s)	30% PVC for Acquisition DDA/QCT Building(s)	30% PVC for Acquisition NON-DDA/ NON-QCT Building(s)
Total Eligible Basis:	\$18,347,017		\$27,365,000	
Ineligible Amounts				
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis				
Subtract Non-Qualified Non-Recourse Financing:				
Subtract Non-Qualifying Portion of Higher Quality Units:				
Subtract Photovoltaic Credit (as applicable):				
Subtract Historic Credit (residential portion only):				
Subtract (specify other ineligible amounts):				
Subtract (specify other ineligible amounts):				
Total Ineligible Amounts:				
*Total Eligible Basis Amount Voluntarily Excluded:				
Total Basis Reduction:				
Total Requested Unadjusted Eligible Basis:	\$18,347,017		\$27,365,000	
Total Adjusted Threshold Basis Limit:	\$161,654,589			
**QCT or DDA Adjustment:	130%	100%	100%	100%
Total Adjusted Eligible Basis:	\$23,851,122		\$27,365,000	
Applicable Fraction:	100%	100%	100%	100%
Qualified Basis:	\$23,851,122		\$27,365,000	
Total Qualified Basis:	\$51,216,122			

*Voluntary exclusions of eligible basis should be made from rehabilitation eligible basis.

**130% boost if the building(s) is/are located in a DDA or QCT, or Reg. Section 10317(d) as applicable.

(Boost is auto calculated from your selection in: II. APPLICATION - SECTION 2: GENERAL AND SUMMARY INFORMATION - B)

B. Determination of Federal Credit

	New Const/ Rehab	Acquisition
Qualified Basis:	\$23,851,122	\$27,365,000
***Applicable Percentage:	3.24%	3.24%
Subtotal Annual Federal Credit:	\$772,776	\$886,626
Total Combined Annual Federal Credit:	\$1,659,402	

***Applicants are required to use these percentages in calculating credit at the application stage.

Federal Credit

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$49,448,680
Permanent Financing	\$34,019,186
Funding Gap	\$15,429,494
Federal Tax Credit Factor	\$0.92982

Federal tax credit factor must be at least \$1.00 for self-syndication projects or at least \$0.85 for all other projects.

Total Credits Necessary for Feasibility	\$16,594,020
Annual Federal Credit Necessary for Feasibility	\$1,659,402
Maximum Annual Federal Credits	\$1,659,402
Equity Raised From Federal Credit	\$15,429,494

Remaining Funding Gap

\$500M State Credit

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis		
New construction or rehabilitation basis only; No acquisition basis except for At-Risk projects eligible for State Credit		
Factor Amount	30%	30%
Maximum Total State Credit		\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	
<u>State tax credit factor must be at least \$0.80 for "certified" state credits; at least \$0.79 for self-syndication projects; or at least \$0.70 for all other projects.</u>	

State Credit Necessary for Feasibility	
Maximum State Credit	
Equity Raised from State Credit	
Remaining Funding Gap	

Ranking - \$500M State Credit Applications

F. Ranking System for \$500M State Credit Applications

State Tax Credit per Tax Credit Unit	
Tax Credit Unit per State Tax Credit	#DIV/0!

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$1,199,496	\$1,229,483	\$1,260,220	\$1,291,726	\$1,324,019	\$1,357,120	\$1,391,048	\$1,425,824	\$1,461,469	\$1,498,006	\$1,535,456	\$1,573,843	\$1,613,189	\$1,653,518	\$1,694,856
Less Vacancy	5.00%	-59,975	-61,474	-63,011	-64,586	-66,201	-67,856	-69,552	-71,291	-73,073	-74,900	-76,773	-78,692	-80,659	-82,676	-84,743
Rental Subsidy	1.025	271,440	278,226	285,182	292,311	299,619	307,109	314,787	322,657	330,723	338,991	347,466	356,153	365,057	374,183	383,538
Less Vacancy	5.00%	-13,572	-13,911	-14,259	-14,616	-14,981	-15,355	-15,739	-16,133	-16,536	-16,950	-17,373	-17,808	-18,253	-18,709	-19,177
Miscellaneous Income	1.025	24,162	24,766	25,385	26,020	26,670	27,337	28,021	28,721	29,439	30,175	30,929	31,703	32,495	33,308	34,140
Less Vacancy	5.00%	-1,208	-1,238	-1,269	-1,301	-1,334	-1,367	-1,401	-1,436	-1,472	-1,509	-1,546	-1,585	-1,625	-1,665	-1,707
Total Revenue		\$1,420,343	\$1,455,852	\$1,492,248	\$1,529,554	\$1,567,793	\$1,606,988	\$1,647,163	\$1,688,342	\$1,730,550	\$1,773,814	\$1,818,159	\$1,863,613	\$1,910,204	\$1,957,959	\$2,006,908
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$264,532	\$273,791	\$283,373	\$293,291	\$303,557	\$314,181	\$325,177	\$336,559	\$348,338	\$360,530	\$373,149	\$386,209	\$399,726	\$413,716	\$428,196
Management		100,946	104,479	108,136	111,921	115,838	119,892	124,088	128,432	132,927	137,579	142,394	147,378	152,536	157,875	163,401
Utilities		163,697	169,426	175,356	181,494	187,846	194,421	201,225	208,268	215,558	223,102	230,911	238,993	247,357	256,015	264,975
Payroll & Payroll Taxes		274,343	283,945	293,883	304,169	314,815	325,833	337,238	349,041	361,257	373,901	386,988	400,532	414,551	429,060	444,078
Insurance		48,924	50,636	52,409	54,243	56,141	58,106	60,140	62,245	64,424	66,678	69,012	71,428	73,928	76,515	79,193
Maintenance		131,353	135,950	140,709	145,633	150,731	156,006	161,466	167,118	172,967	179,021	185,286	191,771	198,483	205,430	212,620
Other: Business License		13,548	14,022	14,513	15,021	15,547	16,091	16,654	17,237	17,840	18,465	19,111	19,780	20,472	21,188	21,930
Total Operating Expenses		\$997,343	\$1,032,250	\$1,068,379	\$1,105,772	\$1,144,474	\$1,184,531	\$1,225,989	\$1,268,899	\$1,313,310	\$1,359,276	\$1,406,851	\$1,456,091	\$1,507,054	\$1,559,801	\$1,614,394
Transit Pass/Tenant Internet Expen	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	131,636	136,243	141,012	145,947	151,055	156,342	161,814	167,478	173,339	179,406	185,686	192,185	198,911	205,873	213,078
Replacement Reserve	1.030	53,200	54,796	56,440	58,133	59,877	61,673	63,524	65,429	67,392	69,414	71,496	73,641	75,850	78,126	80,470
Real Estate Taxes	1.020	3,192	3,256	3,321	3,387	3,455	3,524	3,595	3,667	3,740	3,815	3,891	3,969	4,048	4,129	4,212
Other: County Monitoring Fee	1.035	15,100	15,629	16,175	16,742	17,328	17,934	18,562	19,211	19,884	20,580	21,300	22,046	22,817	23,616	24,442
Other: City Monitoring Fee	1.035	43,030	44,536	46,095	47,708	49,378	51,106	52,895	54,746	56,662	58,645	60,698	62,822	65,021	67,297	69,652
Total Expenses		\$1,243,501	\$1,286,710	\$1,331,422	\$1,377,689	\$1,425,567	\$1,475,111	\$1,526,378	\$1,579,430	\$1,634,328	\$1,691,136	\$1,749,922	\$1,810,753	\$1,873,702	\$1,938,842	\$2,006,248
Cash Flow Prior to Debt Service		\$176,842	\$169,142	\$160,826	\$151,865	\$142,226	\$131,877	\$120,784	\$108,912	\$96,222	\$82,678	\$68,237	\$52,860	\$36,502	\$19,117	\$659
MUST PAY DEBT SERVICE																
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow After Debt Service		\$176,842	\$169,142	\$160,826	\$151,865	\$142,226	\$131,877	\$120,784	\$108,912	\$96,222	\$82,678	\$68,237	\$52,860	\$36,502	\$19,117	\$659
Percent of Gross Revenue		11.83%	11.04%	10.24%	9.43%	8.62%	7.80%	6.97%	6.13%	5.28%	4.43%	3.57%	2.69%	1.82%	0.93%	0.03%
25% Debt Service Test		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
OTHER FEES**																
GP Partnership Management Fee	1.030	\$6,500	6,695	6,896	7,103	7,316	7,535	7,761	7,994	8,234	8,481	8,735	8,998	9,267	9,545	659
LP Asset Management Fee	1.030	18,500	19,055	19,627	20,215	20,822	21,447	22,090	22,753	23,435	24,138	24,862	25,608	26,377	9,572	0
Incentive Management Fee																
Total Other Fees		25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	34,606	35,644	19,117	659
Remaining Cash Flow		\$151,842	\$143,392	\$134,304	\$124,547	\$114,088	\$102,895	\$90,933	\$78,165	\$64,553	\$50,058	\$34,639	\$18,254	\$858	\$0	\$0
Deferred Developer Fee**																
Residual or Soft Debt Payments**																
County of Santa Clara	\$196,667	\$151,842	\$143,392	\$134,304	\$124,547	\$114,088	\$102,895	\$90,933	\$78,165	\$64,553	\$50,058	\$34,639	\$18,254	\$858	\$0	\$0
City of San Jose		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Seller Carryback Financing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

**Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.